

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S Harford Road, 31 ft. SW * ZONING COMMISSIONER
of c/j of Lingenore Avenue *
7604 Harford Road * OF BALTIMORE COUNTY
9th Election District * CASE No. 93-329-SPH
6th Councilmanic District *
Louis Hubberman *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for that property located at 7604 Harford Road in Baltimore County. The Petitioner/property owner, Louis Hubberman, requests the approval of an amendment of a site plan previously approved in case No. 78-100-X. In that case, a Petition for Special Exception for a service garage, as shown on the site plan submitted, was granted.

Appearing at the required public hearing for this case was the property owner, Louis Hubberman. Also appearing was Paul Lee, the engineer who prepared the site plan marked as Petitioner's Exhibit No. 1. The Petitioner was represented by F. Vernon Boozer, Esquire. There were no Protestants present.

Testimony and evidence offered was that the subject site is .44 acres (+/-) in area and is zoned B.L.-C.C.C. The property is situated near the Baltimore City/Baltimore County boundary in Parkville. This is a highly developed commercial/retail area. The property is located not far from the Parkville Shopping Center, a major commercial center in the subject community.

Mr. Hubberman and Mr. Lee both noted that the site is presently used as a Meineke Muffler and Brake Shop. It has been used in this manner for some time. There is no change to the nature of the business contemplated. Rather, the Petitioner proposes adding a 430 sq. ft. addition to house an additional bay for his business. Due to this proposed expansion, the previously approved site plan must be amended by a Petition for Special Hearing. As noted above, a service garage was approved in case No. 78-100-X by the Zoning Commissioner in November of 1977. Within the proposed addition, the building will contain four bays. Further, this site will provide 13 parking spaces, the amount required under the regulations. The property is served by public utilities.

Mr. Lee noted that the proposed amendment is entirely consistent with the existing use of the property and the commercial character of the locale. In his view, a granting of the Petition for Special Hearing and the proposed expansion will not cause any detriment or adverse effect to the surrounding locale. Mr. Lee discussed each of the parameters set forth in Section 502.1 of the B.C.Z.R. and concluded that the Petitioner satisfied each of those standards.

As with all zoning Petitions, the subject Petition for Special Hearing underwent review by the Zoning Plans Advisory Committee (ZAC). None of the comments offered by that Committee's members were adverse to the proposed relief, although both the Department of Public Works and the Office of Planning and Zoning noted that additional landscaping should be required so as to improve the site's appearance. As Mr. Lee's site plan states, in Note No. 15, the property is subject to the requirements of the landscape manual.

Upon consideration of all of the testimony and evidence presented, I am persuaded that the Petition for Special Hearing should be granted. Clearly,

the change to the existing site plan is minor and necessary only to enlarge the facility. The character and use has not changed and there is no evidence that continued use of the property in the current manner would be harmful to the surrounding locale. Therefore, the Petition for Special Hearing will be granted. Further, I shall adopt as a restriction the recommendation within the ZAC comments, as echoed by Mr. Lee's note, and require that this property be landscaped in accordance with the Landscape Manual. The Petitioner shall submit a landscape plan and to be reviewed and approved by the Landscape Architect.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of June, 1993 that, pursuant to the Petition for Special Hearing, approval to amend a site plan previously approved in case No. 78-100-X, in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit a landscape plan, in accordance with Baltimore County's Landscape Manual, and to be reviewed and approved by the Baltimore County Landscape Architect. The approved landscape plan shall become a permanent part of the record and file in this matter.

Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 8, 1993

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 93-329-SPH
Louis Hubberman, Petitioner
Property: 7604 Harford Road

Dear Mr. Boozer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

cc: Mr. Louis Hubberman
7604 Harford Road
Baltimore, Md. 21234

ORDER RECEIVED FOR FILING
Date 6/10/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 6/10/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 6/10/93
By [Signature]

Petition for Special Hearing 93-329-SPH to the Zoning Commissioner of Baltimore County for the property located at 7604 HARFORD ROAD

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AMENDMENT OF THE SUBJECT PROPERTY SITE PLAN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

F. Vernon Boozer, Esq.

(Type or Print Name)

614 Bosley Avenue

Towson, MD 21204

Legal Owner(s)

LOUIS HUBBERMAN

(Type or Print Name)

Signature

Address

City

State

Zipcode

7604 Harford Road

Balto., MD 21234

City

State

Zipcode

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No.

828-9441

Phone No



111 West Chesapeake Avenue
Towson, MD 21204

APR 09 1993

(410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-329-SPH (Item 327)
7604 Harford Road, 21' x 50' of c/o Linsagore Avenue
9th Election District - 6th Councilmanic
Petitioner(s): Louis Hubberman
HEARING: WEDNESDAY, MAY 19, 1993 at 9:00 a.m. in Rm. 106, Office Building.

Special Hearing to approve amendment of the subject property site plan.

Arnold Jablon

Arnold Jablon
Director

cc: Louis Hubberman
F. Vernon Booser, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 10, 1993

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, MD 21204

RE: Case No. 93-329-SPH, Item No. 327
Petitioner: Louis Hubberman
Petition for Special Hearing

Dear Mr. Booser:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 26, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 16, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for April 19, 1993
Item No. 327

The Development Plan Review Section has reviewed the subject zoning item. Compliance with the Landscape Manual is required prior to release of the building permit.

RWB:DAK:s



HELENE KEHRING
Ms. J. J. J. J. J.
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 4327 (JTS)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 23, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #327
Hubberman Property: 7604 Harford Road
Zoning Advisory Committee Meeting of April 12, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

- Any existing underground storage tanks should be shown on the plan, or if there are none, so note. Abandoned underground tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

JLP:jbm

HUBBERMA/TXTRMP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 16, 1993

FROM: Jerry L. Pfeiffer, Captain
Fire Department

SUBJECT: Zoning Petitions

#325	No comments
#327	No comments
#332	No comments
#340	No comments
#341	No comments
#342	No comments
#343	No comments
#344	No comments
#345	No comments
#346	No comments
#347	No comments
#348	No comments
#349	No comments
#350	No comments
#351	The building shall be built in compliance with the applicable provisions of the Life Safety Code and the County Fire Code.
#352	No comments

JLP/dal

cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 6, 1993

SUBJECT: 7604 Harford Road

INFORMATION:

Item Number: 327

Petitioner: Louis Hubberman

Property Size:

Zoning: BL-COC

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The subject property is located in the Parkville Revitalization Area. The Baltimore County Master Plan 1989-2000 (adopted February 5, 1990) indicates that the need for beautification is a significant issue in this area. (See page 116).

The appearance of the subject property is not very attractive. The existing building is made of cinder block and painted bright yellow. There is no landscaping along the road frontages and the screening along the abutting properties is inadequate. The macadam paving is in fair condition. The curb and sidewalk along Linsagore Avenue are in somewhat poor to very poor condition. The "grass" area located at the street corner has not been maintained and is used for parking. The snowball stand is supported by stacked blocks without any enclosure around the base of the structure. The shed is a portable structure which has not been placed in a level position.

Approval of the amended site plan should be contingent upon upgrading the appearance of the property. At a minimum the following matters should be addressed.

- The grass area located at the street corner should be landscaped and no parking should be permitted in this area.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 23, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #327
Hubberman Property: 7604 Harford Road
Zoning Advisory Committee Meeting of April 12, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

- Any existing underground storage tanks should be shown on the plan, or if there are none, so note. Abandoned underground tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

JLP:jbm

HUBBERMA/TXTRMP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 16, 1993

FROM: Jerry L. Pfeiffer, Captain
Fire Department

SUBJECT: Zoning Petitions

#325	No comments
#327	No comments
#332	No comments
#340	No comments
#341	No comments
#342	No comments
#343	No comments
#344	No comments
#345	No comments
#346	No comments
#347	No comments
#348	No comments
#349	No comments
#350	No comments
#351	The building shall be built in compliance with the applicable provisions of the Life Safety Code and the County Fire Code.
#352	No comments

JLP/dal

cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 6, 1993

SUBJECT: 7604 Harford Road

INFORMATION:

Item Number: 327

Petitioner: Louis Hubberman

Property Size:

Zoning: BL-COC

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The subject property is located in the Parkville Revitalization Area. The Baltimore County Master Plan 1989-2000 (adopted February 5, 1990) indicates that the need for beautification is a significant issue in this area. (See page 116).

The appearance of the subject property is not very attractive. The existing building is made of cinder block and painted bright yellow. There is no landscaping along the road frontages and the screening along the abutting properties is inadequate. The macadam paving is in fair condition. The curb and sidewalk along Linsagore Avenue are in somewhat poor to very poor condition. The "grass" area located at the street corner has not been maintained and is used for parking. The snowball stand is supported by stacked blocks without any enclosure around the base of the structure. The shed is a portable structure which has not been placed in a level position.

Approval of the amended site plan should be contingent upon upgrading the appearance of the property. At a minimum the following matters should be addressed.

- The grass area located at the street corner should be landscaped and no parking should be permitted in this area.

- Compliance with the Baltimore County Landscape Manual should be required along the entire length of the western property line to screen the subject property from the adjacent residential property known as 2917 Linsagore Avenue.
- If the exterior appearance of the existing building is not upgraded, the design and color of the addition should be consistent with the existing building.

Prepared by: *Jeffrey M. L...*

Division Chief: *Caryl L. Kerns*

PK/JL:lw

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

August 9, 1993

(410) 887-4386

Mr. Paul Lee
Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Property: 7604 Harford Road
Case No. 93-329-SPH

Dear Mr. Lee:

Reference is made to your letter dated June 23, 1993 regarding the above matter.

I have reviewed the amended site plan which you attached to your letter. I concur with the recommendations made by Mr. Harden that the existing landscaping should be preserved. Further, I believe that relocation of the employee parking space is appropriate and consistent with my prior Order. Under the circumstances, I have approved the limited amendment offered. I am returning herewith one of the amended plans to you indicating my approval of this amendment. I have retained the other plan, which you forwarded in the case file.

Please call me should you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

Paul Lee P.E.

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
410-281-5381

*pull file
re-submit
CS
KS*

June 23, 1993



Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County
400 Washington Avenue
Towson, Maryland 21204

Re: 7604 Harford Road
Case 93-329-SPH

Dear Mr. Schmidt:

Relative to your order of 6/10/93 reference to the Special Hearing for the above mentioned site, this is to inform you that I met with the County Landscape Architect and Mr. Louis Hubberman, owner of the property.

After reviewing the site and the proposed screening as shown on the Zoning Site Plan, because of the age and the growth to the existing screening of which we were proposing to replant a portion, Mr. Harden felt that he would prefer to leave the screening alone and, if we could possibly relocate the parking as shown on the plan, that he would be satisfied with regards to the existing screening on the site.

We have indicated the relocated parking space to be "Employee Parking" since it would have to be an attended parking space.

I am forwarding this plan to you hoping that we will not be required to resubmit the plan for another Hearing and that possibly the relocation of the parking space would still meet the intent of your order.

If there are any questions relative to the plan, please do not hesitate to contact me.

Yours sincerely,

Paul Lee
Paul Lee

PL:tl
Enclosure

cc: Mr. Louis Hubberman
Engineers - Lawyers - Site Planners

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

L. Vernon Booren

Logis Hubberman

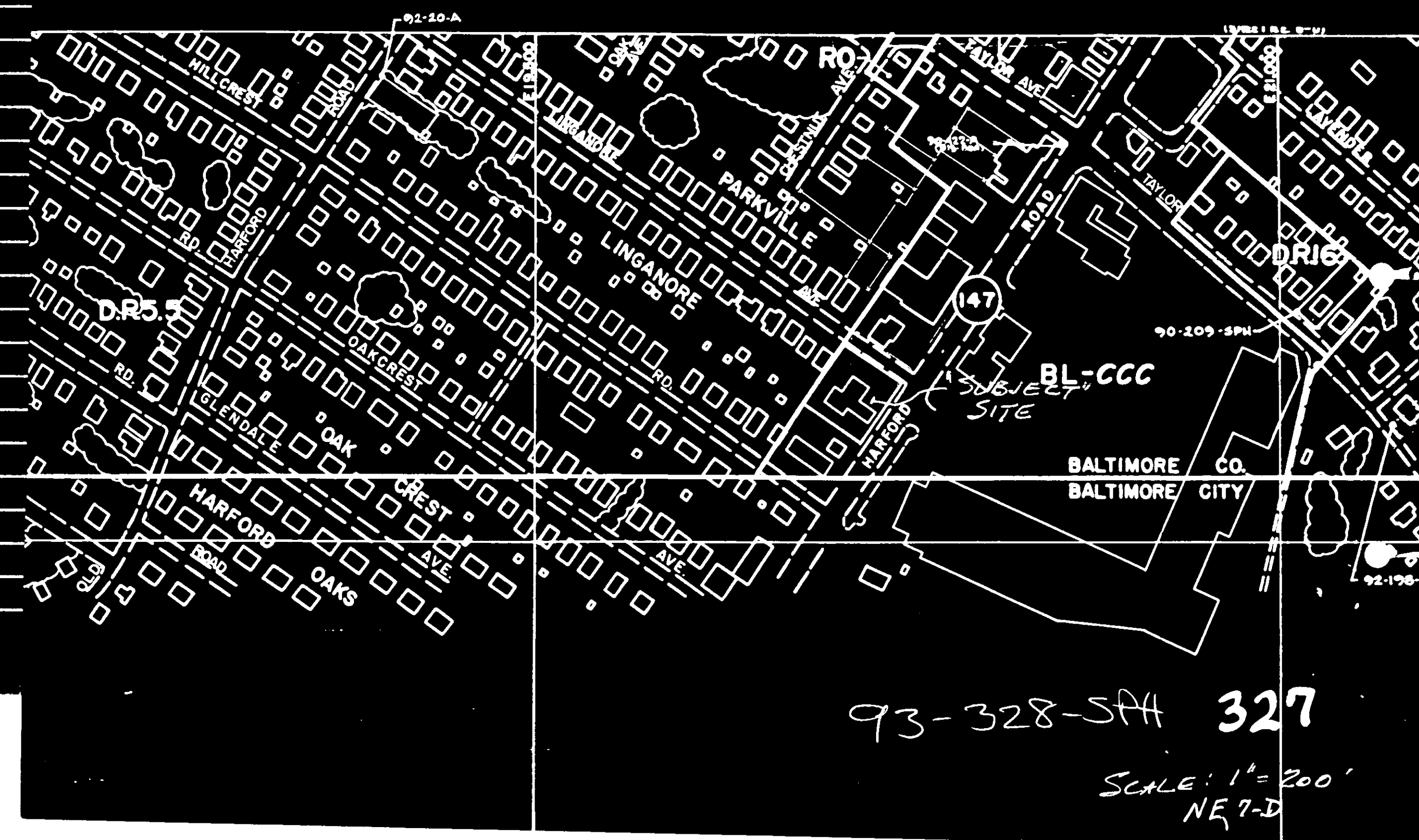
Paul Lee

ADDRESS

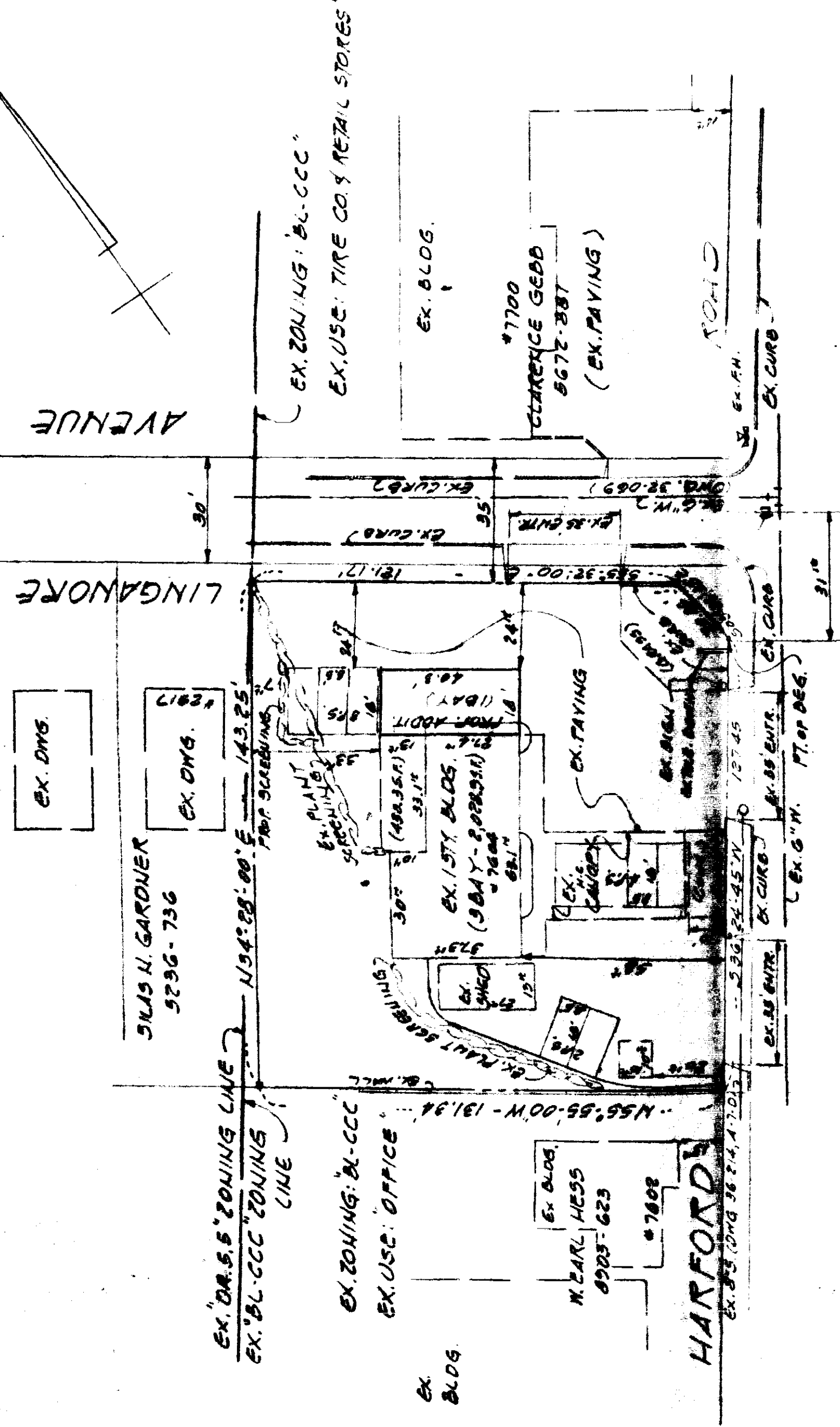
614 Bosley Ave 21204

7604 Harford Rd 21234

304 W. Pennsylvania Ave



EX ZONING: DR-55
EX USE: RESIDENTIAL



GENERAL NOTES:

1. AREA OF SITE = 0.4443 (19,664.91)
2. EXIST. ZONING OF SITE = "BL-COC" W/ SPECIAL EXCEPTION
3. EXIST. USE OF SITE = "MINOR MULTIPLE DWELLINGS"
4. PROPOSED USE OF SITE = "MINOR MULTIPLE DWELLINGS"
5. PROPOSED OFF-STREET PARKING:
EXIST. 1571 BLOS (304Y) = 2450.24 (83.1000) = 8.12
EXIST. 5400 (570432) = 351.57 (9.31000) = 1.16
EXIST. 5000 BLOS (570432) = 1005.16 (8.1000) = 0.50
PROPOSED ADD. BAY (181433) = 725.45 (8.31000) = 2.32
TOTAL P.S. REQ'D = 12.17 + 13.75 = 25.92
7. NUMBER OF P.S. SHOWN (INCL. 4 DAYS) = 13.75
8. SITE SERVED BY PUBLIC UTILITIES
9. SPECIAL EXCEPTION FOR SERVICE BARGE GRANTED 11-7-77
10. PERMITTED P.A.R. #4, EXIST. P.A.R. #330.2/16656.0-0.043
11. EXISTING SIGN IN ACCORDANCE WITH SECTION 419.140
12. APPROVAL FOR 430.334 ADDITION WAS GRANTED BY ZADM
13. PETITIONER REQUESTING SPECIAL HEARING TO AMEND SITE PLAN
14. REAR ADDITION (430.334) APPROVED BY ZADM, 11-6-92
15. PROPERTY SUBJECT TO REQUIREMENTS OF LANDSCAPE MANUAL

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING

7604 HARFORD ROAD

ELECT. DIST. 906
SCALE: 1"=30'
FEB. 5, 1993

327
93-328-50A
PAUL LEE ENGINEERING, INC.
304 N. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

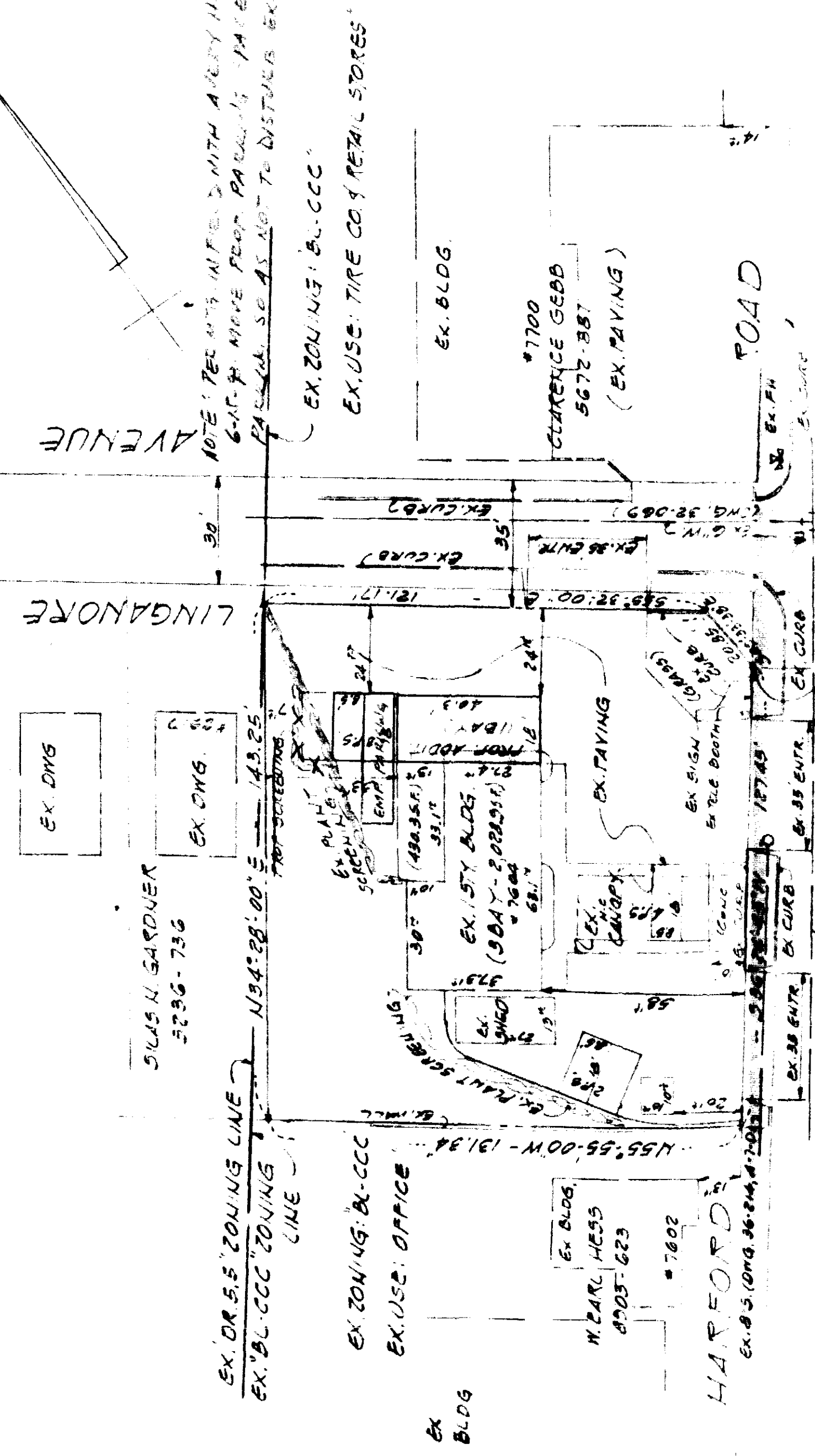
I HAVE REVIEWED THE PLAN FOR
THE PROPOSED ADDITION ON THE PLAN DOES
COMPLY AND MEETS THE SPIRIT AND INTENT
OF THE ORDER GRANTING THE SPECIAL
EXCEPTION IN CASE # 18-100-X.

APPROVED 11-6-92
DIRECTOR, ZADM DATE

EX ZONING: "BL-COC"
EX USE: "PARKVILLE SHOPPING CENTER"

OWNER:
LOUIS HUBBARD
7604 HARFORD ROAD
BALTIMORE, MD. 21234
PROP # 93-03-330190
DEED: 9166-707

EX ZONING: DR-55
EX USE: RESIDENTIAL



GENERAL NOTES:

1. AREA OF SITE = 0.4443 (19,664.91)
2. EXIST. ZONING OF SITE = "BL-COC" W/ SPECIAL EXCEPTION
3. EXIST. USE OF SITE = "MINOR MULTIPLE DWELLINGS"
4. PROPOSED USE OF SITE = "MINOR MULTIPLE DWELLINGS"
5. PROPOSED OFF-STREET PARKING:
EXIST. 1571 BLOS (304Y) = 2450.24 (83.1000) = 8.12
EXIST. 5400 (570432) = 351.57 (9.31000) = 1.16
EXIST. 5000 BLOS (570432) = 1005.16 (8.1000) = 0.50
PROPOSED ADD. BAY (181433) = 725.45 (8.31000) = 2.32
TOTAL P.S. REQ'D = 12.17 + 13.75 = 25.92
7. NUMBER OF P.S. SHOWN (INCL. 4 DAYS) = 13.75
8. SITE SERVED BY PUBLIC UTILITIES
9. SPECIAL EXCEPTION FOR SERVICE BARGE GRANTED 11-7-77
10. PERMITTED P.A.R. #4, EXIST. P.A.R. #330.2/16656.0-0.043
11. EXISTING SIGN IN ACCORDANCE WITH SECTION 419.140
12. APPROVAL FOR 430.334 ADDITION WAS GRANTED BY ZADM
13. PETITIONER REQUESTING SPECIAL HEARING TO AMEND SITE PLAN
14. REAR ADDITION (430.334) APPROVED BY ZADM, 11-6-92
15. PROPERTY SUBJECT TO REQUIREMENTS OF LANDSCAPE MANUAL
16. SPECIAL HEARING GRANTED 11-6-92 CASE # 93-330574

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING

7604 HARFORD ROAD

ELECT. DIST. 906
SCALE: 1"=30'
FEB. 5, 1993
JULY 15, 1993

PAUL LEE ENGINEERING, INC.
304 N. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

RESTRICTIONS - CASE # 93-330574

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this order has expired. If for whatever reason, this order is reversed, the Petitioner would be required to return and be responsible for returning said property to its original condition.
2. The Petitioner shall submit a landscape plan, recorded with the Baltimore County, to the Baltimore County, Landscape Architect. The approved landscape plan shall be a permanent part of the record and file in this matter.

EX ZONING: "BL-COC"
EX USE: "PARKVILLE SHOPPING CENTER"

I HAVE REVIEWED THE PLAN FOR
THE PROPOSED ADDITION ON THE PLAN DOES
COMPLY AND MEETS THE SPIRIT AND INTENT
OF THE ORDER GRANTING THE SPECIAL
EXCEPTION IN CASE # 18-100-X.

APPROVED 11-6-92
DIRECTOR, ZADM DATE

OWNER:
LOUIS HUBBARD
7604 HARFORD ROAD
BALTIMORE, MD. 21234
PROP # 93-03-330190
DEED: 9166-707